

## Statement

(Note: dot points below may not represent the actual words spoken at the hearing)

- Thank you for the opportunity to make a witness statement at the Parliamentary Inquiry into the development of the *Transport Oriented Development Program* (the *TOD*).
- NSROC is a voluntary association of eight local councils who have come together to collaborate and promote a united voice on key issues in our region. Our member councils are Hornsby, Hunter's Hill, Ku-ring-gai, Lane Cove, Mosman, North Sydney, Ryde and Willoughby. Collectively, the NSROC member councils service an area of 639km<sup>2</sup> with a population of 633,978. We work together on policy and operational matters to drive efficiency and to enhance our region.
- NSROC acknowledges the housing crisis and agrees that new housing capacity should be well located with access to services and public transport. This must be achieved through a tailored approach that has regard for local circumstances.
- Northern Sydney Regional Organisation of Councils (NSROC) has some concerns about the blanket, one-size-fits-all reforms proposed by the NSW Government through the *TOD* and the *Diverse and Well-Located Homes* planning reforms (the *DWLH*).
- Main aspects NSROC would like to raise are the following:
  - One size fits all is not appropriate for a number of the centres outlined in the *TOD* proposal.
  - Planning for growth in homes should occur in conjunction with infrastructure planning and delivery.
  - Environmental considerations such as bushfire, flood, biodiversity, heritage and waste should be integral to the plans from the beginning.
  - Does this one size fits all prevent better planning in the future.
  - Planning should be undertaken in concert with local communities.
- We would welcome the opportunity to collaborate with the NSW Government to ensure increased housing density is delivered alongside transport services, essential services (including waste) and employment opportunities with adequate provision of supporting utility, transport, health, education, community and recreational infrastructure.
- NSROC acknowledge that some member councils have had discussions with the Department of Planning Housing and Infrastructure (DPHI). What is needed is an ability to tailor or calibrate settings to local circumstances.
- NSROC calls on the Government to exclude bushfire and flood prone land, as well as lands mapped as having high biodiversity value, and heritage conservation areas from the reforms. These areas require careful planning and evaluation of environmental impacts and capacity constraints. If the *TOD* is implemented as currently described,

Government must give councils the opportunity to identify areas of high risk or of local significance/importance that should be excluded from the TOD, or least subject to careful local planning.

- In short, to ensure the reforms proposed can achieve the desired aims, NSROC calls on the NSW Government to:
  1. Work with councils and communities to provide for place-based planning and not adopt a 'one-size-fits-all' approach to achieve the stated goals of the TOD.
  2. Demonstrate how the NSW Government will ensure that additional housing is delivered alongside critical infrastructure including waste services, hospitals, schools and open space.
  3. Provide clarification on how the proposed reforms will address existing and future barriers to the construction of the new dwellings.
  4. Prevent the erosion of employment lands in North Sydney Council and City of Ryde areas.
  5. Undertake further analysis and provide solutions for the impact of the large increase in dwelling numbers on waste collection, waste infrastructure and processing which include the EPA's organics requirements, noting the FOGO mandate for waste by 2030.
  6. Require developers receiving the affordable housing height bonus to dedicate affordable housing in perpetuity.
  7. Require that the recently introduced Housing Productivity Contribution (HPC) be allocated (ideally) within the LGA where it is collected to deliver tangible benefits for the communities experiencing development, or at the very least within the direct region.
- NSROC councils would welcome the opportunity to work constructively with Government and agency representatives to develop a planning framework that delivers the Government's commitments to increase housing supply while also maintaining the liveability values expected by our communities.

## **Conclusion**

Thank you for the opportunity to provide an opening statement to the Parliamentary Inquiry into the Transport Oriented Development.

NSROC member councils stand ready to help the NSW Government respond to the housing crisis and ensure that well designed and well located housing is delivered across the region.